

ECONOMIC DEVELOPMENT COMMITTEE

MONTHLY REPORT 9/29/2022



Economic & Community Development Agency

Presented by Barbi Brewer-Watson, Executive Director



BOUNCE BACK BUSINESS

\$224,021.61

66

*Applications
Completed &
Awarded*

*Funds Have been
Expended.*

*New Applications
not accepted at
this time*

New Business Licenses

FY 2022-23



- *Knack Brewing & Fermentations*
- *Mantarian & Co (HB)*
- *Goodman Exteriors LLC (HB)*
- *Allure Beauty Salon*
- *Sit & Scent Candle Bar*
- *Envy Beauty Bar*
- *TMP Water Conditioning*
- *T's Fam Food and Tobacco*
- *Tires Express Shop*
- *J & JSW Construction Company, LLC.*
- *Smithson Bancorp*
- *Kankakee County Visitors' Bureau*
- *Umo Smokes*
- *TB Construction (HB)*
- *Chicago Central District Church Of The Nazarene*
- *Madame St. Vintage*
- *Grease Monkey*
- *Forsay World LLC (HB)*
- *Tamales & More Delicious Foods*
- *T.A. Design*
- *Cleanse-A-Bin (HB)*
- *GB Mobile Auto Glass & Window Tinting*
- *Just4Kix, LLC (HB)*
- *Dollar Tree #08919*

ECONOMIC DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- 435 Banquets Inc.
- Tacos Guadalajara
- GB Mobile Auto Glass & Window Tinting
- Martinez Tacos
- Tires Express Shop
- Yogurtland Franchise Inquiry
- Lori's
- M-Four HVAC Service
- Tamales & More Delicious Foods
- LED Of The World
- Joe Mantarian Photography
- La Vaquita Inquiry
- JM Construction K3 Corp.
- J & JSW Construction Company, LLC.
- 5th Avenue Car Wash Inquiry
- Home-Based "Spa" Inquiry
- 161 W. Court St. Inquiry
- Mexican Restaurant On Station Street Inquiry
- 310 E. Station St. (Herbal Life) Inquiry
- MC Body Repair
- Smithson Bancorp
- Kankakee County Visitors' Bureau
- Umo Smokes
- TB Construction
- Chicago Central District Church Of The Nazarene
- Grease Monkey
- Proposed Food Business Inquiry
- Forsay World LLC
- T.A. Design
- Cleanse-A-Bin
- Food Truck Inquiry

ECONOMIC DEVELOPMENT NAVIGATOR WORK

FY 2022-23



- *Just4Kix, LLC*
- *Dollar Tree #08919*
- *Banquet Hall Inquiry*
- *Daycare Facility Inquiry*
- *Riverfront Inquiries*
- *Incubator Inquiry*
- *East Court Food Business Inquiry*
- *D&D Muffler Shop*
- *Hookah Lounge Inquiry*
- *Roze Lingerie*
- *Home-Based Spa Inquiry*
- *Selections By Aline*
- *Hedgeapple Arts*
- *Restaurant On Schuyler*
- *EV Charging Inquiry*
- *Storage Facility Inquiry*
- *SJT Beauty Enterprises, LLC*



RETENTION REPORT

NLC CIE COMMITTMENT

Committing for a third year to NLC's City Innovations Ecosystem. Kankakee is committing to develop an operational strategy for an incubating project.

EASTSIDE SPECIAL SERVICE #5

Preliminary work is being done to re-establish a non-profit organization to manage the East Court St. Special Service #5. This NPO would behave similarly to the downtown Kankakee Development Corporation for Special Service Area #1



ATTRACTION REPORT

BUSINESS INCUBATOR COMMITTEE

Regular meetings continue for the development of the Business Incubator. Sub-committees meetings are focusing on: Planning & Events, BIPOC Outreach, Facilities Management & Finance.

MARKETING/WEBSITE

Finishing touches being made to the developer prospectus. A "For Businesses" page is being developed for the city webpage.

DEVELOPMENT INQUIRIES

Since June 2022 report 13 new inquiries:

- 1 - Riverstone - Quick-Service Food
- 3 - East Court - Food, Pet Grooming & Construction
- 5 - Downtown - Retail & Salon
- 1 - Riverfront - Retail
- 3 - City-wide - Home-Based, Trade Apprenticeship & Lounge



UNEMPLOYMENT DATA

July/Aug '22

<https://ides.illinois.gov/resources/labor-market-information/laus/current-monthly-unemployment-rates.html>



3.7%



5.9%



4.5%



8.4%

Board of Director meetings are the 3rd Wednesday of each month at 4pm and are held in the Economic Alliance of Kankakee County board room.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.



**CVB City Representative
Alderman Dave Baron**

Kankakee Riverfront Society Priority projects include:

- *Creating donor materials to begin fundraising*
- *Creating and Building a website*
- *Ambassador working on event schedule*
- *Currents swag is for sale*
- *Hosted public meetings on final design in Feb.*

Board of Director meetings are the 2nd Tuesday of each month at 11am and are held at different locations throughout Kankakee.

Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.

Barbi Watson is the new Chairperson.



**KRS City Representative
Alderman Mike Cobbs**

2022 Q3 REPORT

Priorities:

- Workforce - Unemployment
- Housing
 - Lengthy discussion on incentivizing new construction in the region.
 - working on a housing study

To read more click on the link below.

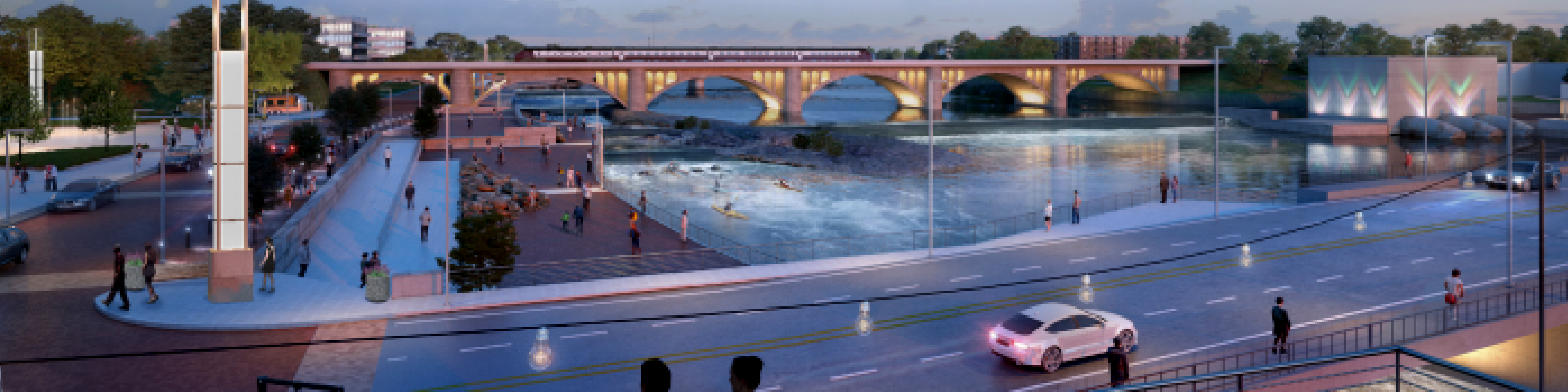
<https://www.kankakeecountyed.org/wp-content/uploads/Q3-2021-EAKC-Board-Report.pdf>



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**IF WE LEARN ANYTHING
FROM THE HISTORY OF
ECONOMIC DEVELOPMENT,
IT IS THAT CULTURE MAKES
ALL THE DIFFERENCE**

- DAVID LANDES



PROJECT UPDATES

RIVERSTONE

DEVELOPMENT ZONE

- **PROJECT ICING** - In Site plan review
- **CRESCO LAB EXPANSION** - Expansion plans in the state licensing process
- 4 parcels purchased by an investor; still waiting to hear plans
- **PROJECT VENTURE** - Site selection challenges





EAST COURT STREET DEVELOPMENT ZONE

- **RICKY ROCKETS** - Construction has begun
- **GT EXRESS** - acquisition & planning; hotel feasibility study complete
- **RFP** - 1225 E. Court St. needs final review and launch date
- **HOBBIE AVE** - Utility work has begun



SHOPPES OF MEADOWVIEW

DEVELOPMENT ZONE

- *The Shoppes of Meadowview are currently listed with Marcus & Millichap see listing at <https://www.marcusmillichap.com/properties/74222/the-shoppes-at-meadowview-value-add-opportunity>*



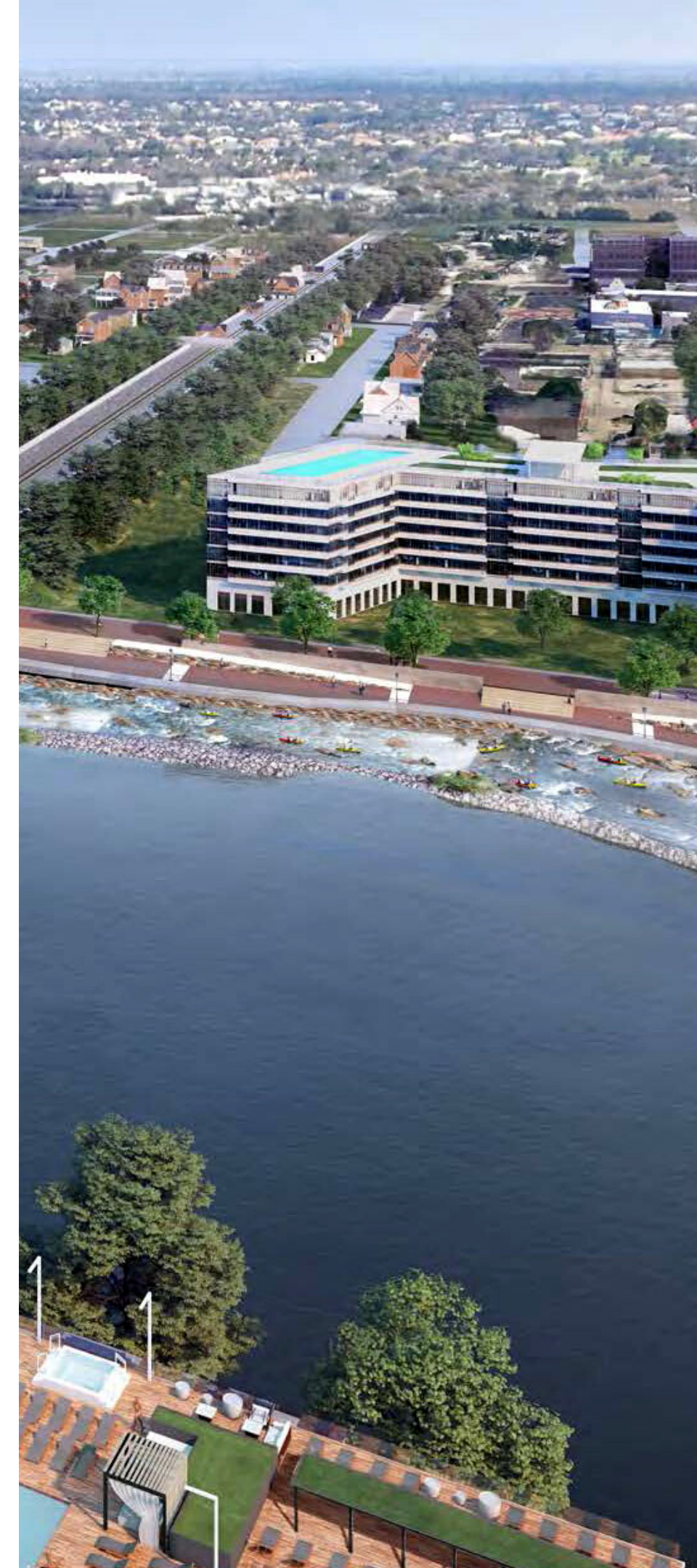
WEST COURT STREET DEVELOPMENT ZONE

- SMARTWASH - opened 1/8/22
- CRAWFORD'S BARBERSHOP - opened
- GREASE MONKEY - opened 6/30/22

RIVERFRONT DEVELOPMENT ZONE



- **EAST RIVERWALK** - Final Design plans being completed
- **CLOCKTOWER** - RDA in negotiations
- **WEST RIVERWALK** - Property Acquisition Phase
- **555 S. WEST** - new owners & early planning stages for rehab
- **PROJECT VATICAN** - Site plan review



DOWNTOWN DEVELOPMENT ZONE



- **PROJECT CATALYST** - Did not receive grant - Site plan review
- **CM BEAUTY**- environmental challenges
- **RIVER VALLEY METRO** - construction continues
- **PROJECT ENGINE**- Construction/Rehab in progress
- **239 E. COURT**- undergoing rehab
- **N. Schuyler Streetscape** - Under construction
- **Majestic Building** - Potential new owner to close by Sept. 30, 2022



BUILDING, PLANNING & COMPLIANCE COMMITTEE

PRIORITY COMMERCIAL PROPERTIES

- **JAFFE DRUG on Court**
- **RIVERSTONE CONVENTION CENTER**
- **SOUTHWEST corner of Court St. & Schuyler Ave.**
- **BOWLING ALLEY on Court**
- **400 N Block of 5th Ave**
- **816 S. Schuyler Ave.**

ECDA: 2022 ED STRATEGIC WORK

RECOVERY

- Bounce Back
- Connections to Resources
- Provide Education

IMPROVE

- Consistent Retention Visits
- Consistent Attraction Efforts
- Survey
- Property Management

REFINE

- Marketing Materials
- Messaging platforms and styles
- Brand Management

OPTIMIZE

- Time Management
- Reporting Meaningful data
- Use of interns

TRAIN

- Attend virtual conferences
- Apply for training opportunities
- Obtain industry certifications

KEEP IN MIND



AGING and OBSOLETE
Infrastructure



RACIAL and ECONOMIC
Disparities



SWIFTLY CHANGING
Technology



MOBILITY



DIVERSE and AGING
Population